



Meeting Summary July 22, 2015

Attendance

Panel Members: Phyllis Cook, Chair
Hank Alinger
Rob Hollis
Don Taylor

DPZ Staff: Dace Blaumanis, Kate Bolinger, Mary Smith

Blue Stream Retail #15-10

Owner/Developer: Blue Stream, LLC
Architect: Hord Coplan Macht, Inc.
Landscape Architect/Urban Designer: Hord Coplan Macht, Inc.
Engineer: Vogel Engineering, Inc.

Kiwanis-Wallas Park Sign #15-11

Owner/Developer: Howard County Government
Sign Designer: Department of Recreation & Parks

1. Call to Order – DAP Chair Phyllis Cook opened the meeting at 7:32 pm, calling for introductions of the Panel, staff and project team.

2. Review of Blue Stream Retail, #15-10 – Steve Moore, Development Manager, Foundation Development Group, stated the site consists of multi-phase apartment housing, multi-phase town homes and a retail portion fronting Route 1. This review is for the retail portion.

Rob Vogel, Civil Engineer, Vogel Engineering, gave a brief history of the project, noting that the site, with Blue Stream Drive already located on it, was originally slated to be an industrial park. The property was rezoned to the Corridor Activity Center (CAC) District and three phases of the CAC development have been reviewed by the Panel.

Dan DeRosa, Landscape Architect, Hord Coplan Macht, stated that Parcel J-1, the retail portion of this project, has 700 feet of linear frontage on Route 1. The parcel is located at the project's entrance, at Blue Stream Drive. He explained that Blue Stream Drive acts as the organizing element of the project. The retail plans include 58,000 square feet of retail, in seven buildings, and 355 parking spaces. A pedestrian connection from Route 1 and several connections from Blue Stream Drive and from the nearby townhouse development (Dorset Garden) will lead into the retail site. Buildings A, B, C and D are aligned along Blue Stream Drive to create a street wall. Parcel J-1's Route 1 frontage has up to 16 feet of grade change. Buildings E and F align

along this frontage. Most buildings will have access both from the street and from the parking lot interior to the site. Building G will have a drive-through lane around the building.

Lee Driskill, Architect, Hord Coplan Macht, presented the architecture of the retail site, saying it aims to relate to the project's residential architecture. The Neotraditional-style architecture will use a combination of different colors of brick, fiber cement panels, siding, metal trim, and different roof styles to break down the mass of the buildings. There will be awnings at the retail entrances.

Pursuant to each motion duly made and seconded, DAP adopted the following recommendations for the project. These recommendations will be forwarded to the Director of the Department of Planning and Zoning.

DAP member Hank Alinger offered the following motions:

1. "That the applicant consider the relocation of the dumpster enclosure between E and F, to possibly shift that to the north, possibly at the east end of F as an alternative." Seconded by R. Hollis.

Vote: 4-0 to approve.

2. "That the applicant consider enhancing the sidewalks in front of all the storefronts to look at lighting, benches and possible widening to make that as inviting as possible." Seconded by D. Taylor.

Vote: 4-0 to approve.

DAP member Don Taylor offered the following motion:

3. "That the applicant revisit the idea of connectivity of the existing street pattern in terms of tying them (Coriander and Privet) all together." Seconded by R. Hollis.

Vote: 4-0 to approve.

DAP Chair Phyllis Cook offered the following motions:

- 4 "That the applicant consider altering the facades of the retail tenants to have more connectivity and have some more uniformity in terms of the groupings and the specific buildings." Seconded by H. Alinger.

Vote: 4-0 to approve.

5. "That the applicant study possible signage for the shopping center at the entrance to Blue Stream Drive so that it is not an afterthought." Seconded by R. Hollis.

. Vote: 4-0 to approve.

3. Review of Kiwanis-Wallas Park Sign, #15-11 – Daoud Salam, Art Director, Howard County Department of Recreation and Parks (DRP), described the proposal to construct a new identification sign for Kiwanis-Wallas Park. Mr. Salam noted that though the park is well used, the park's name is not well-known. The sign will help passersby identify the park and learn of park events. The sign is being dedicated through a partnership of DRP, Howard County Youth Program (HCYP), and the Kiwanis Club, whose members are celebrating their 75th anniversary.

Mr. Salam described how the pole-mounted sign is designed to emulate the feel and prestige of a major sports park. There will be multiple sign components, from top to bottom: the park name illuminated with push through lighting; an LED (light-emitting diode) board with periodic event updates; a smaller sign element with illuminated DRP, HCYP, and Kiwanis logos; and brick pillars with embossed plaques. The sign will be two sided, visible to east and west traffic on Route 40.

Pursuant to each motion duly made and seconded, DAP adopted the following recommendations for the project. These recommendations will be forwarded to the Director of the Department of Planning and Zoning.

DAP member Don Taylor offered the following motions:

1, “[That the Applicant] consider the relocation of the one smaller sign element [the logo area of the sign].”
Seconded by R. Hollis.

Vote: 4-0 to approve.

2. “If you reconsider the location of that signage [the logo area of the sign], it may be appropriate to consider a brick base as opposed to the brick piers and put your signage on that and make that a more substantial base to it.” Seconded by H. Alinger.

Vote: 4-0 to approve.

4. Call to Adjourn – Chair Phyllis Cook adjourned the meeting at 8:57 pm.